146.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	631,500 /	631,500
					USE VALUE:	631,500 /	631,500
					ASSESSED:	631,500 /	631,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
777		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALDROP JENNIFER	
Owner 2:	WALDROP ANDREW	
Owner 3:		
Street 1:	777 CONCORD TPKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	HODGDON JEFFREY E -
Owner 2:	-
Street 1:	777 CONCORD TURNPIKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1963, having primarily Wood Shingle Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	175,500		456,000	631,500
Total Card	0.115	175,500		456,000	631,500
Total Parcel	0.115	175,500		456,000	631,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.31 | /Parcel: 407.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95774
GIS Ref	
GIS Ref	
Insp Date	11/11/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	175,600	0	5,000.	456,000	631,600	631,600	Year End Roll	12/18/2019
2019	101	FV	162,200	0	5,000.	427,500	589,700	589,700	Year End Roll	1/3/2019
2018	101	FV	162,200	0	5,000.	353,400	515,600	515,600	Year End Roll	12/20/2017
2017	101	FV	162,200	0	5,000.	324,900	487,100	487,100	Year End Roll	1/3/2017
2016	101	FV	162,200	0	5,000.	296,400	458,600	458,600	Year End	1/4/2016
2015	101	FV	154,200	0	5,000.	290,700	444,900	444,900	Year End Roll	12/11/2014
2014	101	FV	154,200	0	5,000.	270,200	424,400	424,400	Year End Roll	12/16/2013
2013	101	FV	154,200	0	5,000.	257,100	411,300	411,300		12/13/2012

!11407!

PRINT

Date	Time
12/11/20	01:34:54

LAST REV

Date	Time
06/01/17	10:05:11
mmcmakin	
11407	

USER DEFINED

Prior Id # 1:	95774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HODGDON JEFFREY	51393-110		7/1/2008		408,000	No	No		
LOWNEY WILLIAM	41650-41		12/19/2003		340,000	No	No		
	20793-212		9/1/1990		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2014	617	Wood Dec	10,800					
9/19/2012	1183	Manual	7,000	C				
8/20/2012	1031	Alterati	112,885					

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2014	Info Fm Prmt	PC	PHIL C
4/11/2013	Info Fm Prmt	EMK	Ellen K
11/11/2008	Meas/Inspect	163	PATRIOT
6/15/2004	MLS	HC	Helen Chinal
12/7/1999	Mailer Sent		
11/16/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282681
Depreciation:	107136
Depreciated Total:	175545

COMMENTS

22 223144 643-8365 SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

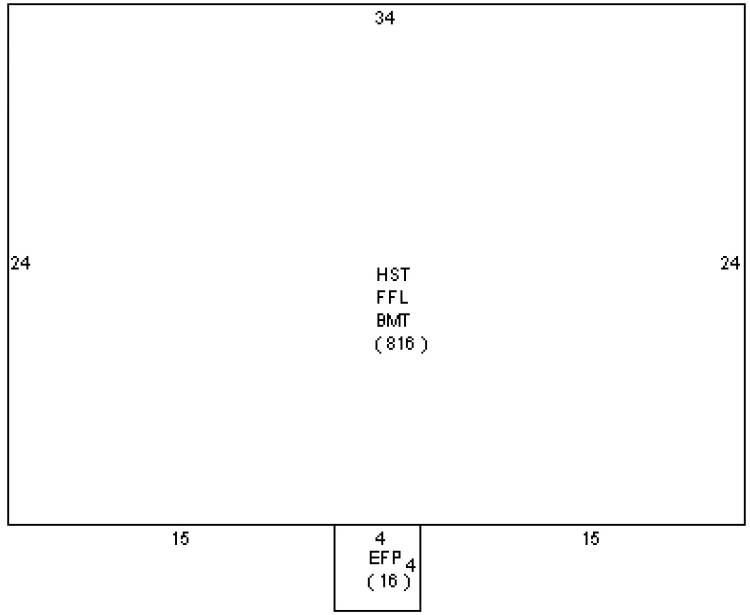
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2006
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	85.36
Final Total:	175500	Val/Su SzAd	143.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	53.040	43,281
FFL	First Floor	816	140.320	114,500
HST	Half Story	408	140.320	57,250
EFP	Enclos Porch	16	71.870	1,150

Net Sketched Area:	2,056			Total:	216,181
Size Ad	1224	Gross Are	2464	FinArea	1550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

146.0-0001-0005.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	